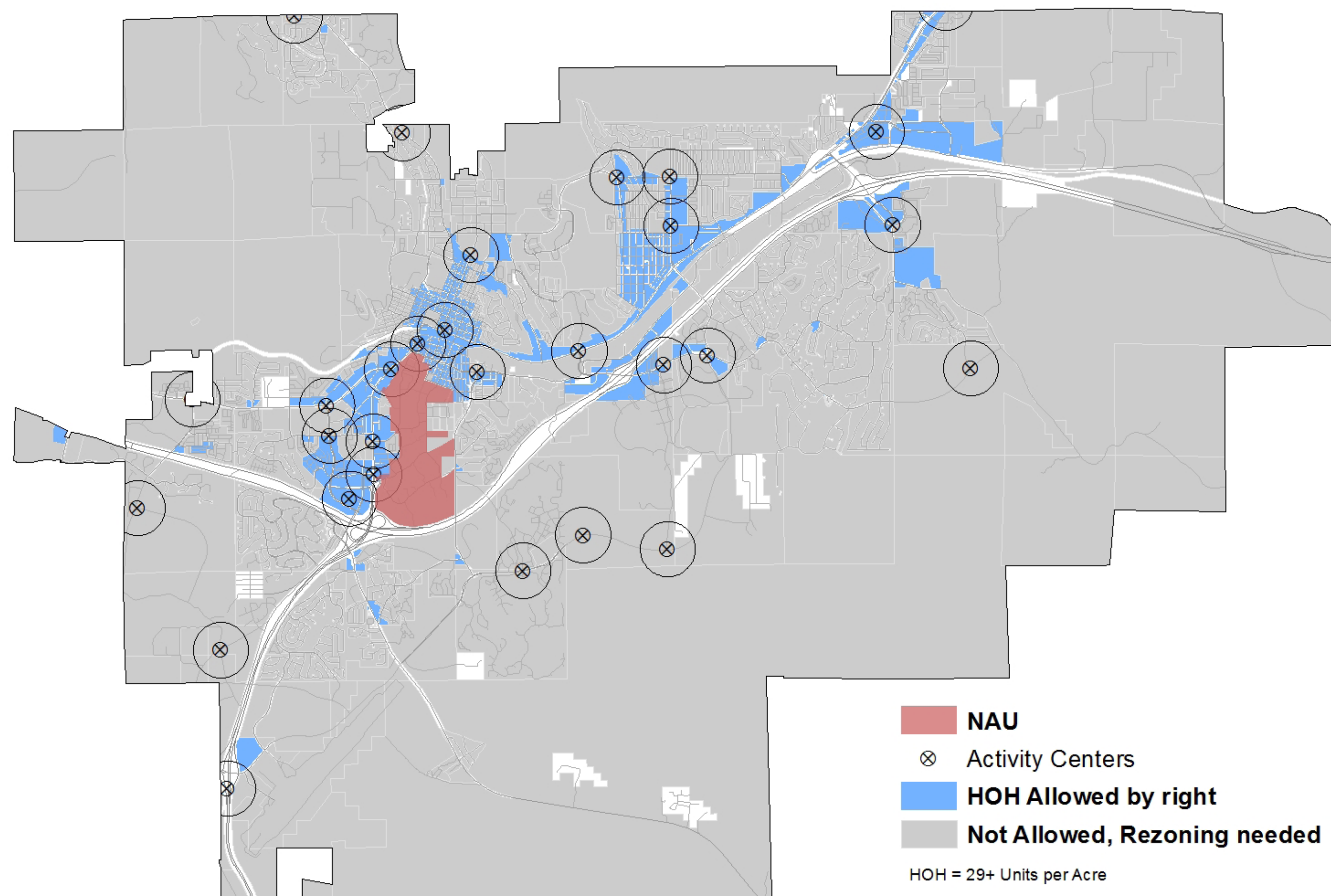


Insights for Flagstaff



Land Use



Housing

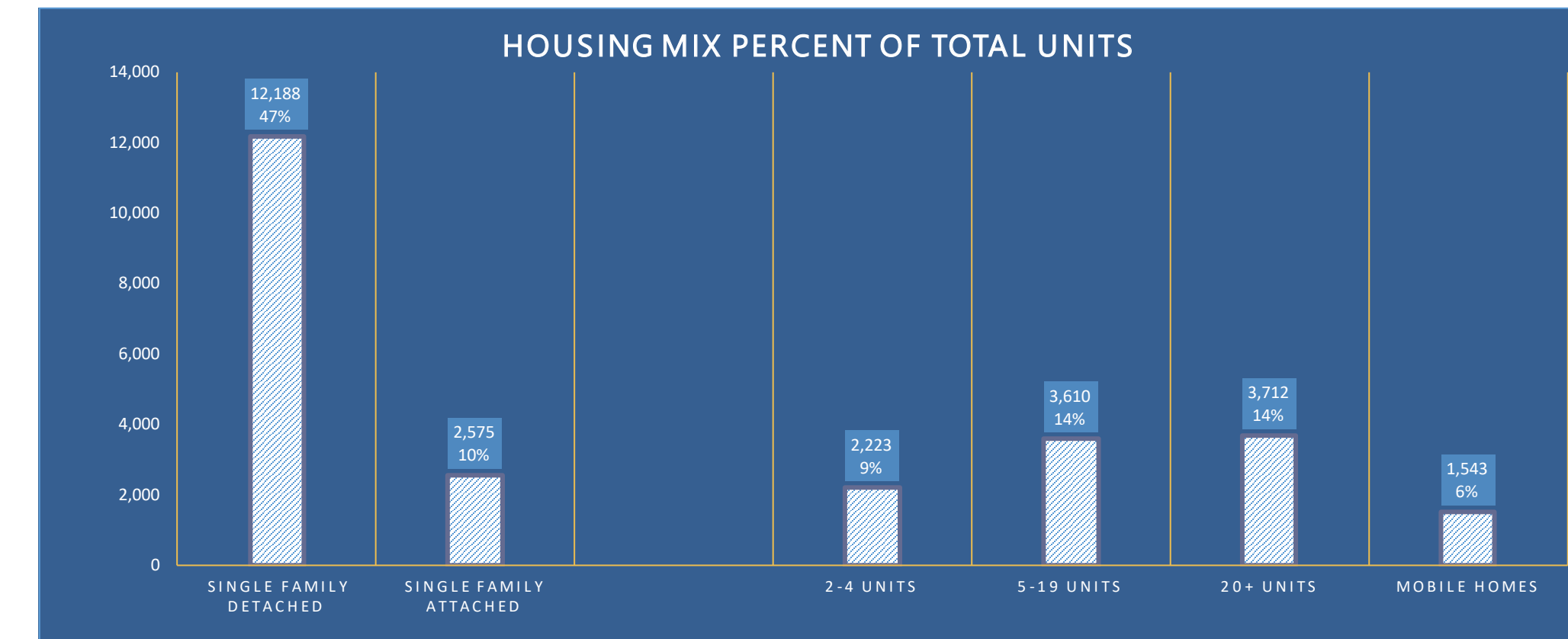
70,320

Population 2015

25,851

Residential Units 2015

Median Housing Price 2015: \$330,000
Median household income 2014: \$48,120
Average Rent 2015: 2 bedrooms-\$1,021

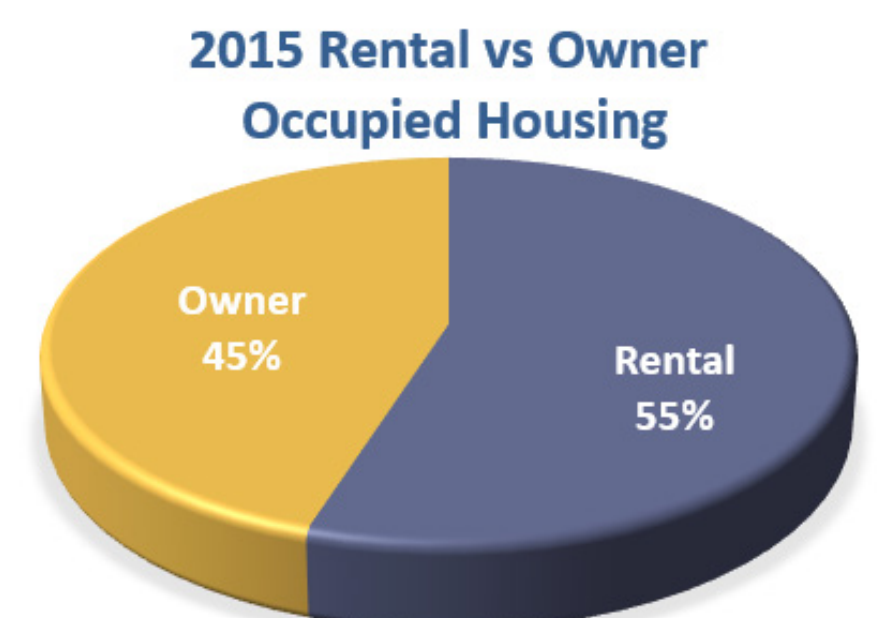


40,877 Acres -16,288 Acres = 24,589 Acres

Total City Land

Public Lands Forest
and Open Space

Developed or possible to be
developed



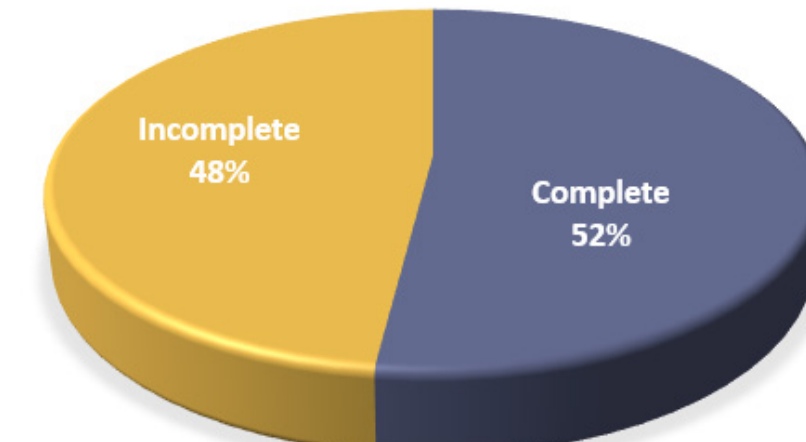
Data from: Census, Northern AZ MLS, and HUD

Transportation

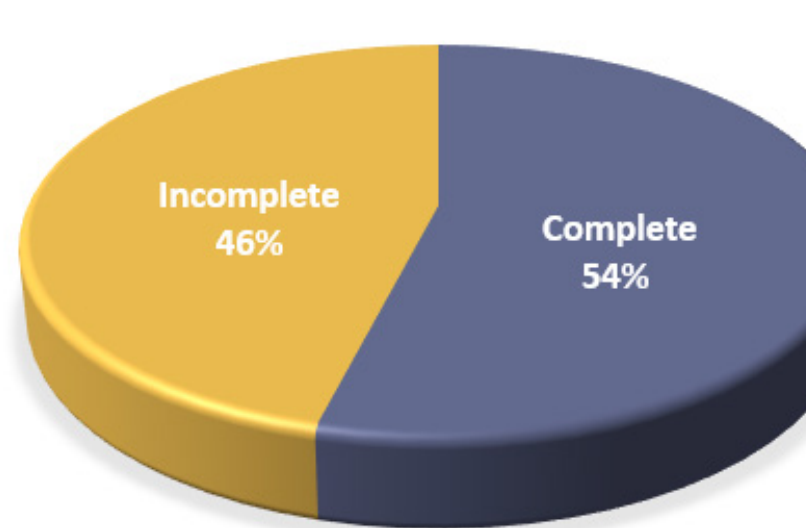
	2014	2015
TRANSPORTATION		
Walkability and bikeability indexes	Walkability: 33/100 Bikeability: Not available	Walkability: 33/100 Bikeability: 73/100
Number of pedestrian and bike accidents	44 pedestrian crashes; 2.5% of all crashes 70 bike crashes; 4% of all crashes	26 pedestrian crashes; 1.4% of all crashes 30 bike crashes; 1.6% of all crashes
Percentage of population within 3/4 mile of bus stop and new bus stops added to transit system	29,511 residential units within 3/4 mile of a bus stop 73% residential units in NAIPTA's service area within 3/4 mile of bus stop	29,838 residential units within 3/4 mile of a bus stop 73% of residential units in NAIPTA service area within 3/4 mile of bus stop 3 new bus stops added
Miles of FUTS/bike lanes installed	.6 miles added 55.2 total FUTS miles	1 new FUTS mile added 56.2 total FUTS miles
Internal Vehicle Miles Traveled (VMT), average per capita per day ²	1,474,767 internal VMT/day 17 VMT per capita/day (2013)	1,524,069 internal VMT/day 17 VMT per capita/day

¹ The 2015 increase in the completed sidewalk grid reflects the Engineering Design Standards and Specifications update in relation to functional classes and changes to the definition of major roads.
² Interstate through trips are removed. VMT captures internal, or local, trips only. Last year's annual report included through trips, resulting in an artificially high number of VMT for FMPO residents.

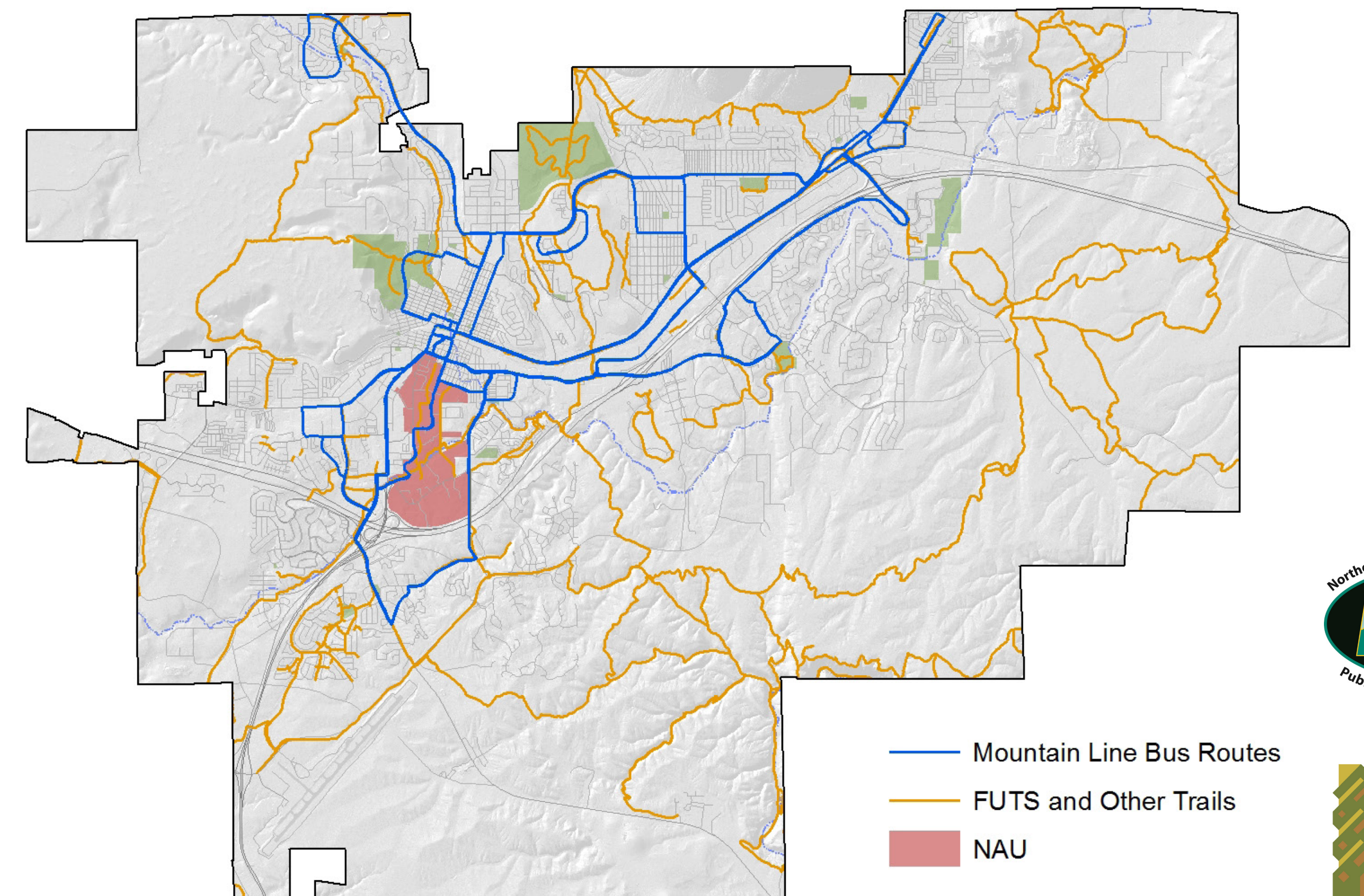
2015 Major Streets Sidewalk Completion



2015 Public Streets Sidewalk Completion



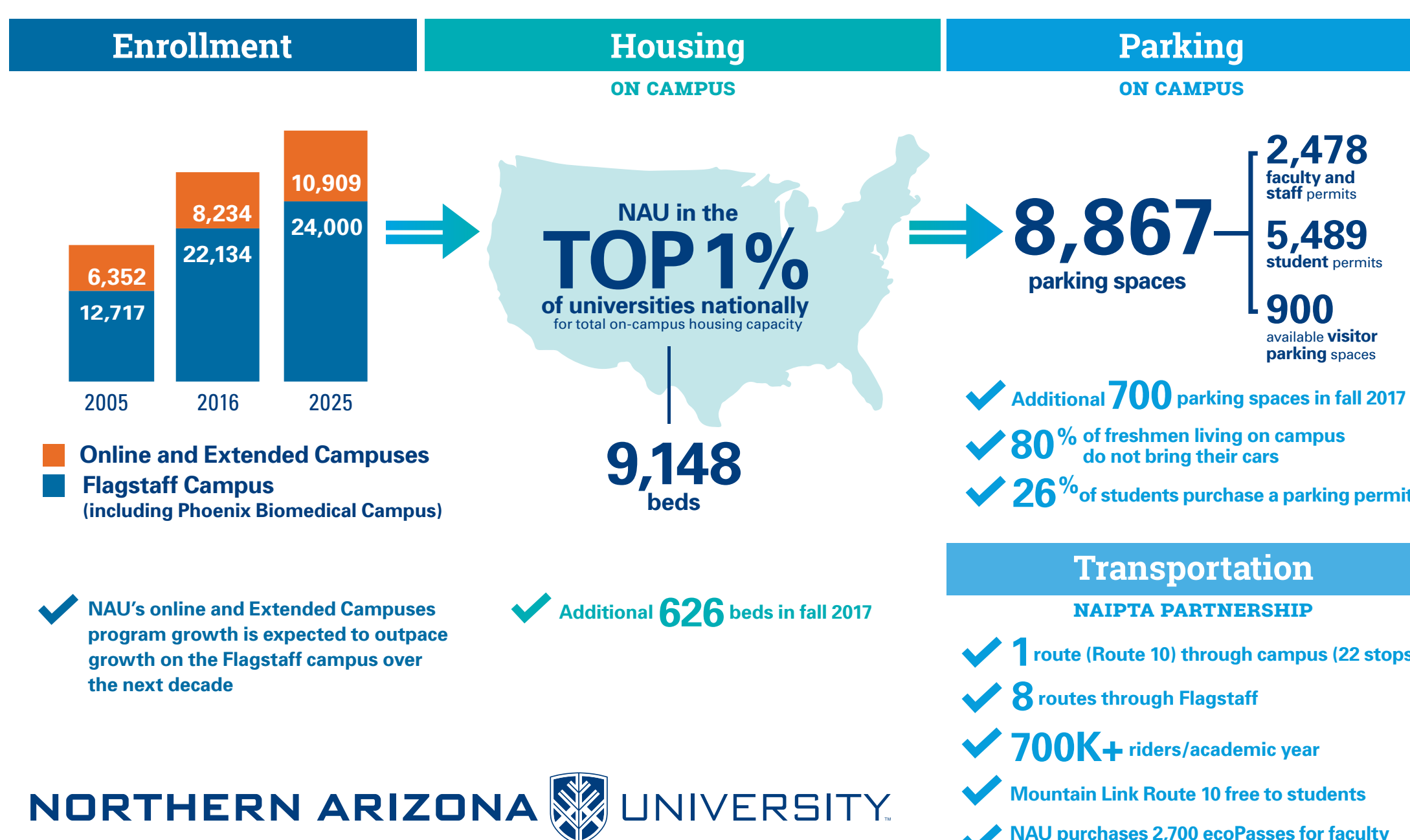
3.6 Million trips a year
between NAIPTA and NAU Shuttles



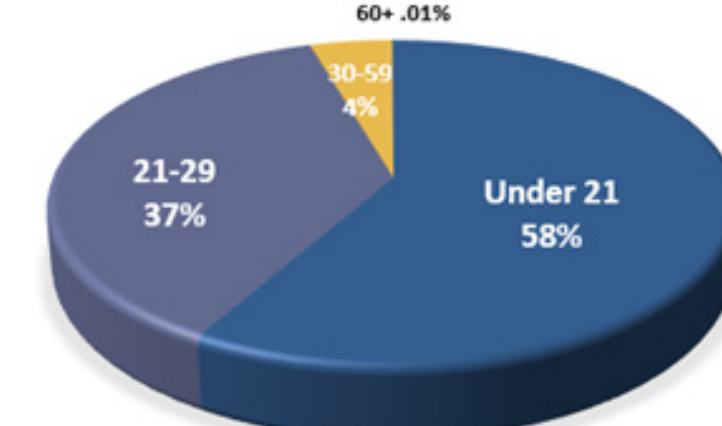
Data from: 2015 Flagstaff Annual Report, NAU, and NAIPTA

The Facts about NAU Enrollment, Housing, and Parking

A recent analysis pointed to a \$1.6 billion direct economic impact NAU has on this region; 61% of NAU graduates reside in Arizona after graduation.



Fall 2016 NAU Enrollment Age Groups



47% of Fall 2016 Freshman were "first generation" college students

60% of the student body is classified as "financially needy"

Data from: NAU

Constraints in Arizona

Zoning Change Challenges:

Private Property Rights Act of 2006
Passed by Proposition 207 (ARS 12-1134)

The Private Property Rights Act of 2006 also known as Proposition 207 requires local governments to compensate a private property owner if the value of a person's property is reduced by the enactment of a land use law. A land use law regulates the use or division of land, such as municipal zoning laws.

Prop 207 is the reason why "downzoning" or changing zoning to permit less intensive development is difficult to accomplish in Arizona. Property owners must either waive their entitlements voluntarily or be compensated for the reduction in value of their property. Compensation is an expensive option for local governments in many cases. Examples of downzoning would be:

- Taking away the ability to build an office building in favor of single family homes
- Reducing the density of housing units from 8 units per acre to 3 units per acre
- Reducing the maximum allowable building height from 65' to 35'.

Why can't we implement inclusionary zoning?

Senate Bill 1072, passed in 2015

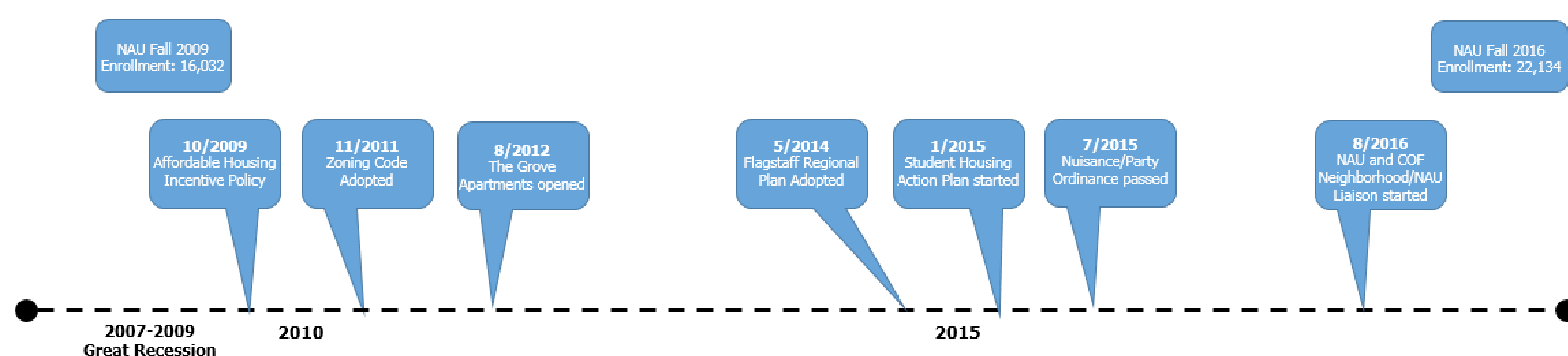
Prohibits requiring affordable housing in a zoning code but does not limit the use of an incentive, density bonus or other voluntary provision or condition designed to increase the supply of moderate or lower cost housing.

Why is it hard to pass Moratorium legislation?

Standards for enactment of moratorium; land development; limitations; definitions. A.R.S. 9-463.06

Aside from moratoriums based upon a shortage of water, sewer, or street improvements – which does not apply to the City – a moratorium can only be enacted where there is a lack of other public facilities (police/fire/etc) causing a clear and imminent danger to the health and safety of the public. In this case, City must make a number of findings, including that there are no reasonable alternatives, that the supply housing types is not unreasonably restricted, and that the public harm outweighs the other adverse effects.

What is Flagstaff Already Doing?



The City has implemented a few policies to address problems ranging from affordability issues to off-campus student conduct. In 2009, the Incentive Policy for Affordable Housing (IPAH) was developed to encourage developments to commit permanently affordable housing units. A new Zoning Code, adopted in 2011, further implemented IPAH recommendations as did the 2014 Regional Plan. Then, in 2015 an NAU and City of Flagstaff Internal Work Group (Student Housing Action Plan) expanded NAU Code of Conduct off-campus. The factors that led to this started when the Great Recession suppressed the housing market but Flagstaff was still seeing a 2-3% population growth due to NAU enrollment. Starting in 2014 and 2015 more developers began to explore the off campus student housing market after the Grove was built. Since 2014, 433 multifamily housing units were added and 8 projects are currently under review.